	Contents Schedule			<b>Revisions Schedule</b>		
Sheet Number	Drawing Name	#	Date	Ву	Description	
2	Floor Plan	А	17-4-2025	JG	Sketch	
3	Elevations	В	7-5-2025	JG	Working Drawings	
4	Sections	С	30-5-2025	JG	Changes	
5	Slab Plan	D	10-6-2025	JG	Basix & NatHERS Notes	
6	Existing Site Plan					
7	Site Plan & Driveway Profile					
8	Drainage Plan					
9	Landscaping Plan					
10	Door/Window Schedule & Colours Schedule					
11	Electrical Plan					
12	Basix Notes					



ADDRESS: Lot 1223 DP1302496 3 Margaret Lane, Caerleon, 2850

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	NSW 2567 1300 163 163 DEVINEDRAFTING.COM.AU NOTES 1. LEVELS SHOWN ARE APPROXIMATE AND ARE TO VERIFIED ON SITE BY THE BUILDER AND ALL ASSOU TRADES 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFI TO SCALING AND ARE TO BE CHECKED AND CONFIRMED ON SITE 3. ALL UNITS OF MEASUREMENT ARE MM (MILLIMETI UNLESS OTHERWISE SPECIFIED 3. ALL UNITS OF MEASUREMENT ARE MM (MILLIMETI UNLESS OTHERWISE SPECIFIED 4. DIMENSIONS ARE TO BE CONFIRMED ON SITE BY PRIOR TO THE COMMENCEMENT OF WORKS 5. ANY THENS SHOWN OR DRAWN WITHIN THE ENCI PLANS THAT ARE NOT LISTED OR DISPLAYED, ARE DEEMED AN EXCLUSION ANY 3D perspectives shown are for illustrative purposes only THIS DOCUMENT HAS BEEN PREPARED SOLE FOR THE PURPOSES INTENDED AND REMAIN PROPERTY OF THE AUTHOR. THIS DRAWING RELATED DOCUMENTATION SHALL NOT BE MODIFIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITEN PERMISSIN THE AUTHOR. THIS DRAWING IS COPYRIGHT PROTECTED © 2025.	CIATED ERENCE ERS) BUILDER .OSED TO BE ELY IS THE AND ON OF
	CLIENT: Dean Talbot Proposed Dwelling & Attached Secondary Dwelling	
n Drawinas	LGA: Mid-Western Regional APPLICATION TYPE: CDC JOB NUMBER: 25037-3 j.g	ə:

Working Drawings







NOTES













Rainwater	lank
it an in a lot	I CALLIN





obs	Obscured
HWS	Hot Water Service
RWT	Rainwater Tank
ACU	Air-Conditioning Unit
aj	Articulation/Adjustment
	Joint
deb	Drop Edge Beam
dp	Downpipe
POS	Private Open Space
AAC	Autoclaved Aerated
	Concrete
	Drainage/Sediment
	fence line

## NOTES

- LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE BY THE BUILDER AND ALL ASSOCIATED TRADES
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING AND ARE TO BE CHECKED AND
- TO SCALING AND ARE TO BE CHECKED AND CONFIRMED ON SITE ALL UNITS OF MEASUREMENT ARE MM (MILLIMETERS) UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS ANY TIEMS SHOWN OR DRAWN WITHIN THE ENCLOSED PLANS THAT ARE NOT LISTED OR DISPLAYED, ARE TO BE DEEMED AN EXCLUSION

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ADDRESS:

Lot 1223 DP1302496 3 Margaret Lane Caerleon, 2850

Proposed Dwelling & Attached Secondary Dwelling

APPROVAL & STAMP

DRAWING:

## Drainage Plan



REVISION D 10-6-2025

JOB NUMBER: 25037-3 j.g



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Lot 1223 DP1302496 694.70 m<sup>2</sup>





	Description	Symbol
	Light Point	$\bigcirc$
	Wall Light Point	0—
	Downlight	
	20W Fluoro	
	Dimmer Switch	$\bigcirc$
	2-Way	$\bigcirc$
	3-Way	$\ominus$
	Single G.P.O	Δ
	Double G.P.O.	$\Delta \Delta$
	Ext. Single G.P.O.	
	Ext. Double G.P.O.	
	T.V. Point	+TV
	Exhaust Fan	$\bigotimes$
	2 in 1	$\oplus$
	3 in 1	$\bigcirc$
	Door Chime	$\square$
	Smoke Alarm	S
	Ceiling Fan	$\otimes$
	Sensor Light	$\odot$
	Phone Point	+PH
	Gas Point	TGAS
Electrical Plan		

OI       Qty       Notes         I       I </td <td>NOTES 1. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE BY THE BUILDER AND ALL ASSOCIATED TRADES 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING AND ARE TO BE CHECKED AND CONFIRMED ON SITE 3. ALL UNITS OF MEASUREMENT ARE MM (MILLIMETERS) UNLESS OTHERWISE SPECIFIED 4. DIMENSIONS ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS 5. ANY ITEMS SHOWN OR DRAWN WITHIN THE ENCLOSED PLANS THAT ARE NOT LISTED OR DISPLAYED, ARE TO BE DEEMED AN EXCLUSION THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES INTENDED AND REMAINS THE PROPERTY OF THE AUTHOR. THIS DRAWING AND RELATED DOCUMENTATION SHALL NOT BE MODIFIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE AUTHOR. THIS DRAWING HTHE PROTECTED @ 2025. CLIENT: Dean Talbot</td>	NOTES 1. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE BY THE BUILDER AND ALL ASSOCIATED TRADES 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING AND ARE TO BE CHECKED AND CONFIRMED ON SITE 3. ALL UNITS OF MEASUREMENT ARE MM (MILLIMETERS) UNLESS OTHERWISE SPECIFIED 4. DIMENSIONS ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS 5. ANY ITEMS SHOWN OR DRAWN WITHIN THE ENCLOSED PLANS THAT ARE NOT LISTED OR DISPLAYED, ARE TO BE DEEMED AN EXCLUSION THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES INTENDED AND REMAINS THE PROPERTY OF THE AUTHOR. THIS DRAWING AND RELATED DOCUMENTATION SHALL NOT BE MODIFIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE AUTHOR. THIS DRAWING HTHE PROTECTED @ 2025. CLIENT: Dean Talbot					
	ADDRESS: Lot 1223 DP1302496 3 Margaret Lane Caerleon, 2850					
	Proposed Dwelling & Attached Secondary Dwelling					
3	APPROVAL & STAMP					
- Rainwater Tank - A/C Unit Legend obs Obscured HWS Hot Water Service RWT Rainwater Tank ACU Air-Conditioning Unit aj Articulation/Adjustment Joint deb Drop Edge Beam dp Downpipe POS Private Open Space AAC Autoclaved Aerated Concrete Drainage/Sediment fence line	DRAWING: Electrical Plan					
	WorkingREVISIONDrawingsDSCALE @ A3:10-6-2025					
	JOB NUMBER: PAGE: 25037-3 j.g 11					
NORTH	Suite 5, Level 1, Harrington Plaza 23 Fairwater Dr, Harrington Park NSW 2567 1300 163 163					
694.70 m <sup>2</sup>	1300 163 163 DEVINEDRAFTING.COM.AU					

Basix Notes &	Specificatio	ons		[Primary]		<b>Basix Not</b>	es & S	pecific	ations		[Sec	condary]					
Site Area:	694.7m <sup>2</sup>				Notes	Site Area:		694	.7m²				Notes				
Conditioned Floor A	rea: 150.1m²	Uncondit	ioned Floor	Area: 42.8m <sup>2</sup>	Granite Guard termite barrier.	Conditioned	Floor Are	ea: 47	.6m² Uncon	ditioned	d Floor Area:	0.9m²	Granite Guar				
Roof Area:	233.82 m <sup>2</sup>				Weatherstripping to all external doors. Quick-release hinged to be fitted to WC, Bath, Pdr or	Roof Area:		233.8	2 m²				Weatherstripp Quick-release	•	pe fitted to WC, Bath, F	Pdr or	
Water	3 Star - (>7.5		tar - (>4.5 <6 L/min)	4 Star - (>6 but <7.5 L/min)	Ensuite (where applicable).	Water		3 Star - (		4 Star - (>			Ensuite (where			and a	
► Showerheads:	but <9 L/min)	100	<ol><li>L/mmj</li></ol>	DUI <7.5 L/minj	Construction to be in accordance with the BCA and any other relevant Australian Standards.	⊳ Showerhe	ade	but <9 L,	min) r	out <6 L/r					ordance with the BCA ian Standards.	ana	
<sup>D</sup> showelliedds.	* **	***		****	Insulation must be installed in accordance with	□ 3110weimer	uus.	*	** *	** *	**** *****		Insulation mu	st be installed	d in accordance with		
⊳ Toilets:	· · · ·		~~~~		BCA/NCC & relevant Australian standards. NOTE: all dimensions to be verified and confirmed on	⊳ Toilets:		*				~~~~~			ralian standards. e verified and confirm	ed on	
<ul> <li>► Kitchen Taps:</li> </ul>		•			site prior to the commencement of work.	► Kitchen Ta	ns:			0 0					ement of work.		
Basin Taps:					Floor tiling as per plan detailing/tender. All operable window openings located on a floor that	Basin Taps				•			Floor tiling as All operable v		alling/tender. nings located on a flo	or that	
► Rainwater Tank:				3000L	is 2m or more from FGL or FFRL (below) are to be fitted	► Rainwater						3000L	is 2m or more	from FGL or I	FFRL (below) are to be		
► Roof Runoff:	150.00 n	n² ⊳ Oth	er Runoff:	0.00 m <sup>2</sup>	with operation restriction devices; 3.12. Smoke-alarms to be installed in accordance with	⊳ Roof Runo	_	15	0.00 m² ⊳ C	Other Ru	unoff:	0.00 m <sup>2</sup>	with operatio		devices; 3.12. led in accordance wi	th	
▷ Connection To:	garden tap & to	oilets			H3D6 Part 9.5.2 of the BCA/NCC and AS 3786-2014;	⊳ Connectio	n To:	garden ta	o & toilets		1		H3D6 Part 9.5		/NCC and AS 3786-20		
					9.5.2. All wet areas to comply with the requirements of H4D2								9.5.2. All wet areas	to comply w	vith the requirements c		
▷ Reticulated Wate	er Supply:				H4D3 Part 10.2 and AS 3740-2010, including but not	Preticulated Water Supply:							H4D3 Part 10.	2 and AS 3740	0-2010, including but	not	
Energy 444	7				limited to installation of drainage flanges, falls to floor wastes and waterproofing systems; 10.2.	Energy	444								ainage flanges, falls to g systems; 10.2.	o floor	
► Hot Water Service	e:		Gas i	nstantaneous – 6 stars	All stairs & stair finishes to comply with Clause 11.2 of	⊳ Hot Water	Service:			1	Gas instantaneou	us – 6 stars			comply with Clause 11	.2 of	
	Phase Solid fuel Go	as flued	EER	*	the BCA/NCC; 11.2. All balustrades are to be a minimum of 1m high & are				uel Gas flued		EER	*	the BCA/NCC		a minimum of 1m high	<sup>8</sup> aro	
ACU	ACU fireplace fire	epiace	50 F		to comply with Clause 11.3 of the BCA/NCC; 11.3.		ACU A	CU fireplo	ace fireplace		>2.5				3 of the BCA/NCC; 11		
			>2.5	*	All bathroom doors which have a door within 1.2m of						>2.5 2.5-3.0	*	All bathroom	doors which	have a door within 1.	2m of	
•			<ul><li>2.5-3.0</li><li>3.0-3.5</li></ul>		the closet plan will be provided with lift-off hinges; 10.4.2.		•				2.5-3.0 3.0-3.5	**	10.4.2.	n will be prov	vided with lift-off hing	es;	
			3.5-4.0		Condensation Management, where applicable, to		U				3.5-4.0	***	Condensation		ent, where applicable		
			>4.0	****	comply with the provisions of Part 10.8 of the ABCB Housing Provisions.						>4.0	****	Housing Provi		s of Part 10.8 of the AB	ICB	
a ii 1-Phose 3	B-Phase Evapor. C	Ceiling			Part 6: Manufactured frame and trusses to be installed		Phase 3-P	hase Evap	or. Ceiling				Part 6: Manuf	actured fram	ne and trusses to be in	stalled	
		fans	EER	*	in accordance with Part 6, AS 1684 and manufacturer's specification. Alternatively, cut on site			CU cooli			EER	*			5, AS 1684 and ion. Alternatively, cut (	on site	
			>2.5	*	is to be provided with full structural specification.						>2.5	*	is to be provid	ded with full s	structural specification	n.	
STE.			2.5-3.0	**	Parts 8.3 & 8.4: Window schedule confirms all windows have been selected to comply with these parts.	NY IN					2.5-3.0	**			hedule confirms all wi omply with these parts		
•			• 3.0-3.5	***	Part 10.8.2: All proposed exhaust systems to serve the	7.8	•			۲	3.0-3.5	***	Part 10.8.2: All	l proposed ex	xhaust systems to serv		
			3.5-4.0	****	dwelling are noted on the floor plan; and their location of discharge is on the elevations. The						3.5-4.0	****			e floor plan; and their In the elevations. The		
			>4.0	****	minimum flow rates are to be in accordance with						>4.0	*****	minimum flow	v rates are to	be in accordance w	ith	
		BCA/NCC & relevant Australian standards.	► Photovolto					Peak Outpu	it of 0kW			ralian standards.					
▷ LED or Fluorescen	ii Lighling to:				NatHERS Notes	▷ LED or Fluo	resceni	Lignling ic	).				NatHERS Note				
					All downlights are sealed and IC4 Rated at 1 per 5m2								All downlights Rated at 1 pe		and IC4		
▷ Cooktop & Oven: gas cooktop elec. oven			oktop elec. oven	All Glass windows and doors Aluminium	⊳ Cooktop & Oven:				gas cooktop elec. oven			All Glass wind	lows and doc	ors Aluminium			
Thermal Comfort	388			VERSON 3	Single Glazed Low-e except D3 Aluminium Double Glazed	Thermal Cor	Thermal Comfort				VERSION 3	Single Glazed Skylights Singl		ar			
► Insulation:					Low-e	▷ Insulation:						Waffle pod slo					
R6.0 – Ceiling – except R1.3 – Roof blanket	garage				W5, D2 Aluminium Single	R3.0 – Ceiling R1.3 – Roof blanket							dwelling				
R2.5 – Internal walls of R2.7 – External Walls –		d bath			Glazed Clear Skylight double glazed Clear	R2.7 – External Walls											
	except galage				Waffle pod slab 225mm + 85mm to												
					garage Waffle pod slab 300mm + 85mm to												
					dwelling												
											NOTES						
CLIENT NAME:			DDRESS:		APPROVAL & STAMP			E CLIENT IS REC	QUIRED TO ANS SIGNIFYING	3   1	NOTES 1. LEVELS SHOWN AR					Working	REVISION
Dean Talbot		-	ot 1223 DP13 Margaret La			THE A	CCEPTANC		MENT OF THE		TO BE VERIFIED ON ALL ASSOCIATED TH	rades				Drawings	D
			aerleon, 285					SSOCIATED FE		2	2. FIGURED DIMENSIC PREFERENCE TO SC	CALING AND	ARE TO BE			SCALE @ A3	10-6-2025
									PARED SOLELY	-F 3	CHECKED AND CC 3. ALL UNITS OF MEAS	SUREMENT AF	RE MM				
drawing: Basix Notes				Dwelling &	Attached	PROP	ERTY OF THE	AUTHOR. THI	S DRAWING ANI		(MILLIMETERS) UNLE 4. DIMENSIONS ARE T	O BE CONFI	rmed on site		el 1, Harrington Plaza er Dr, Harrington Park		
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							201			1	DISPLAYED, ARE TO	BE DEEMED	AN EXCLUSION	DEVINEDF	RAFTING.COM.AU	r ∠0007-0 j.g	14

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